

Washington County

FACTS



Updated February 2009

Population

As of July 1st	2004	2005	2006	2007	2008
Total Population	117,316	127,127	134,899	140,908	144,710
% Change of the Prior Year	6.9%	8.4%	6.1%	4.5%	2.7%

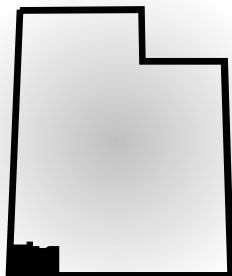
Source: Utah Population Estimates Committee. <http://governor.utah.gov/dea/datatables.html>

City Population

As of July 1st	2007
Enterprise	1,553
Hildale	1,982
Hurricane	12,896
Ivins	7,662
La Verkin	4,434
Leeds	760
New Harmony	196
Rockville	262
St. George	71,161
Santa Clara	6,662
Springdale	565
Toquerville	1,320
Virgin	532
Washington	16,656

Source: U.S. Census Bureau.

<http://www.census.gov/popest/cities>



Labor Force

	2003	2004	2005	2006	2007p
Labor Force	47,514	52,061	56,553	61,128	63,065
Employed	45,221	49,543	54,242	59,369	61,357
Unemployed	2,293	2,518	2,311	1,759	1,708
Rate	5.4%	4.9%	4.1%	3.0%	2.9%
Nonfarm Jobs	39,000	42,864	47,243	51,529	53,526
%Chng Prior Year	4.4%	9.9%	10.2%	9.1%	3.9%
Mining	129	149	167	246	310
Construction	4,747	5,686	7,176	8,289	8,370
Manufacturing	2,503	2,847	3,151	3,276	3,320
Trade/Trans/Utilities	9,605	10,072	10,969	11,785	12,179
Information	856	818	884	869	808
Financial Activities	1,700	1,833	1,977	2,248	2,286
Profess/Business Svcs	2,684	3,164	3,467	3,786	4,186
Ed/Health/Social Svcs	5,113	5,866	6,329	6,923	7,240
Leisure/Hospitality	5,110	5,577	5,873	6,566	6,948
Other Services	1,149	1,238	1,336	1,402	1,421
Government	5,404	5,614	5,914	6,139	6,478
Total Establishments	3,378	3,868	4,112	4,860	4,865
Total Wages (\$Millions)	915.5	1,045.3	1,219.4	1,431.6	1,541.7

Source: Utah Department of Workforce Services, Workforce Information.

<http://jobs.utah.gov/jsp/wi/utalmis/gotoLaborforce.do>

<http://jobs.utah.gov/jsp/wi/utalmis/gotoIndustry.do>

Tourism, recreation, and its desirability as a retirement spot have fueled growth in service and trade industries. Spurred by in-migration, the county experienced spectacular economic growth through most of the 90s and through 2006.

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Washington County

—From Boom to what?

In recent decades, Washington County has seemed to lead a charmed economic life. However, the slow collapse of the housing bubble may put a temporary end to the county's economic fairy tale. Indeed in 2007, the county's job growth slid to its the lowest level in a decade. While that rate would represent moderate growth for most counties, towards the end of 2007, the Washington County economy appeared to be deteriorating rapidly.

Population

"Move-ins" to Washington County know why they've come. Quality of life, natural beauties and not owning a snow shovel are just a few of the reasons. Whatever the motivation, Washington County almost doubles its population every decade.

In 2007, the county generated the second-fastest population growth in the state—4.5 percent. Net in-migration has become a way of life but the level of net migration dropped dramatically during 2007. And, if the county holds true to past trends, net in-migration will continue to slip through 2010. Yet, even with slower in-migration, the county should continue to grow—just not quite as rapidly.

Currently, the county's population tops 141,000 individuals. While most of the county has shared in the population expansion, St. George and townships near St. George have attracted the most new residents.

The Labor Market

In recent years, Washington County exhibited some of the fastest job growth in the nation—let alone the state. However, the county's annual rate of employment expansion measured 3.9 percent in 2007—slightly below the state average. Moreover, during the last quarter of the year, job growth plummeted dramatically.

Between 2006 and 2007, Washington County created almost 2,000 new positions—down substantially from the 4,300 positions created in 2006. Professional/business services took over the lead in job creation followed closely by trade/transportation/utilities,

leisure/hospitality services, government, and private education/health/social services. In fact, the only major industry to lose employment on an annual basis was the information sector. However, data from early 2008 shows several industries shedding employment at a brisk rate—most particularly construction. Plus, rates of growth even among job-winning industries have declined drastically.

Wages

Between 2004 and 2005, Washington County's average monthly wage increased by more than 6 percent. In 2006, the increase registered almost 8 percent—the largest annual increase in 25 years. However, a slower-growing labor market lessened the pressure on wages in 2007. The average monthly wage measured \$2,400—an annual increase of 3.6 percent. That gain still outpaced inflation.

Even with years of strong wage growth, Washington County's average monthly wage measures only 79 percent of the state average. In addition, Washington County ranks in the bottom half of a ranking of Utah county average monthly wages.

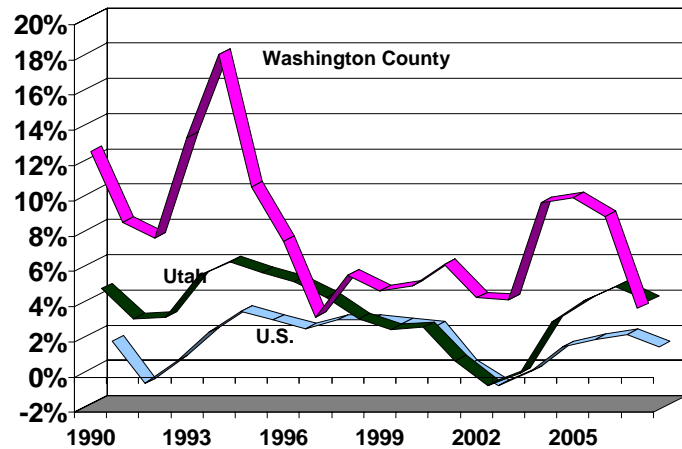
Other Indicators

In 2007, Washington County marked the second straight year of declining home permits. In 2006, nonresidential permits picked up the slack providing employment. However, during 2007, commercial permit values also started to recede. Overall, permit values dropped 14 percent in 2007. And in another sign of a weakening economy, gross taxable sales declined during the year.

Into 2008. . .

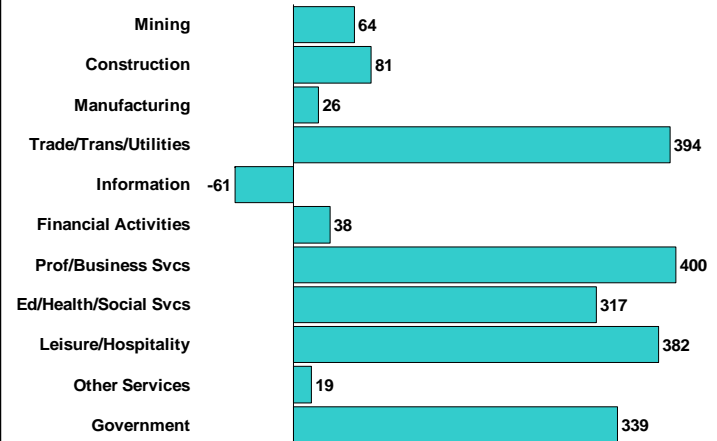
Is Washington County's employment party over? In the short term, the answer has to be "yes." In fact during the first quarter of 2008 Washington County showed year-over employment losses for the first time in more than 25 years. Currently, job losses remain small. However, as construction activity continues to erode, overall job losses seem destined to increase.

Nonfarm Job Growth



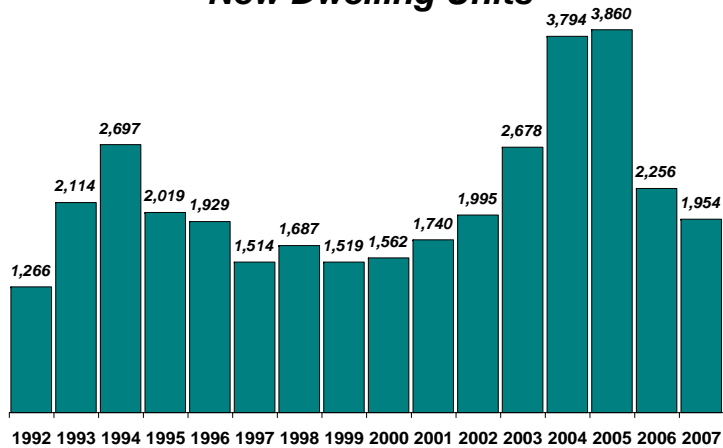
Source: Utah Department of Workforce Services.

2007 Washington County Numeric Change in Jobs by Industry



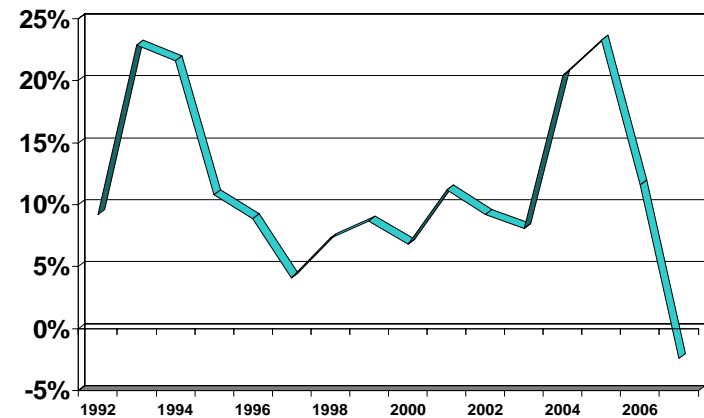
Source: Utah Department of Workforce Services.

Washington County Permitted New Dwelling Units



Source: Utah Bureau of Business and Economic Research.

Percent Change in Washington County Gross Taxable Sales



Source: Utah State Tax Commission.

Income and Wages

	2003	2004	2005	2006	2007p
Total Personal Income (\$Millions)	2,108.0	2,364.8	2,784.3	3,087.1	NA
Per Capita Income	20,207	21,426	23,353	24,248	NA
Median Household Income Estimates	39,777	42,726	43,980	46,110	47,097
Average Monthly Nonfarm Wage	1,956	2,025	2,151	2,315	2,400

Source: U.S. Bureau of Economic Analysis, U.S. Census Bureau, Utah Department of Workforce Services.

<http://www.bea.gov/bea/regional/reis/> <http://www.census.gov/hhes/www/saie/> <http://jobs.utah.gov/jsp/wi/utalmis/gotoIndustry.do>

Sales and Building

	2004	2005	2006	2007	2008p
Gross Taxable Sales (\$000s)	1,958,528	2,401,940	2,680,271	2,615,120	NA
Permit Authorized Construction (\$000)	579,782	747,459	618,284	530,484	278,596
New Residential Building Permits	3,794	3,860	2,256	1,954	682
Residential Build Permits Value (\$000)	458,232	604,088	411,808	351,160	119,327

Source: Utah Tax Commission and University of Utah Bureau of Economic and Business Research.

<http://tax.utah.gov/esu/income> <http://www.business.utah.edu/bebr/>

Demographics

	2007
Under 18	29.3%
65 years and over	17.4%
Median Age	29.6
Persons per Household	2.95
Persons per Family	3.45
Female-Headed Families	7.2%
High School Graduates	91.0%
College Graduates	21.1%
Labor Force	
Female Participation	53.9%
Male Participation	69.4%
Self-Employed	6.3%
Commute Time (minutes)	18.6
Median Family Income	\$53,207
Median Earnings	
Male, full-time, year-rnd	\$38,895
Female, full-time, yr-rnd	\$24,132
Persons Below Poverty	7.1%

Source: U.S. Census Bureau

<http://www.census.gov/acs/www/>

Largest Employers

Washington School District
 Intermountain Health Care
 Wal-Mart
 Dixie College
 St. George City
 SkyWest Airlines
 Federal Government
 Washington County
 Sunroc Corp
 Cabinetec
 Lin's Supermarket
 Cinnamon Hills Youth Center
 Red Mountain Spa
 Boulevard Furniture
 Cross Creek Manor
 Albertsons
 Harmons
 Costco

Source: Utah Dept. of Workforce Services.

<http://jobs.utah.gov/jsp/wi/utalmis/gotoCounties.do>

Other

Population by Race	2007
White	88.1%
Black	0.5%
American Indian	0.4%
Asian	1.1%
Pacific Islanders	1.5%
Other	0.9%
Hispanic/All Races	7.5%

Source: U.S. Census Bureau

<http://www.census.gov/acs/www/>

For More Information . . .



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jobs.utah.gov/opencms/wi

